

019.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

867,200 / 867,200

USE VALUE:

867,200 / 867,200

ASSESSED:

867,200 / 867,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		PIONEER RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PFISTER HANSPETER	
Owner 2: PFISTER RODERICK JENNIFER	
Owner 3:	

Street 1: 6 PIONEER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: SHIMKAS ANTHONY F &amp; ANNA F -

Owner 2: -

Street 1: 6 PIONEER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,516 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Vinyl Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6516		Sq. Ft.	Site		0	85.	0.94	2									523,160						523,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		6516.000	344,000		523,200	867,200				
Total Card		0.150	344,000		523,200	867,200	Entered Lot Size			
Total Parcel		0.150	344,000		523,200	867,200	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	566.06	/Parcel: 566.0	Land Unit Type:			

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	344,000	0	6,516.	523,200	867,200	867,200	Year End Roll	12/18/2019
2019	101	FV	252,000	0	6,516.	677,000	929,000	929,000	Year End Roll	1/3/2019
2018	101	FV	252,000	0	6,516.	430,800	682,800	682,800	Year End Roll	12/20/2017
2017	101	FV	252,000	0	6,516.	393,900	645,900	645,900	Year End Roll	1/3/2017
2016	101	FV	252,000	0	6,516.	320,000	572,000	572,000	Year End	1/4/2016
2015	101	FV	242,500	0	6,516.	320,000	562,500	562,500	Year End Roll	12/11/2014
2014	101	FV	242,500	0	6,516.	291,700	534,200	534,200	Year End Roll	12/16/2013
2013	101	FV	242,500	0	6,516.	277,600	520,100	520,100		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHIMKAS ANTHONY	1252-198		5/31/2002		453,000	No	No		
	554-121		1/1/1901			No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2002	430	Redo Kit	25,000	O		G4	GR FY04	RENOVATE KITCHEN &

Date	Result	By	Name
11/30/2017	MEAS&NOTICE	BS	Barbara S
1/29/2009	Meas/Inspect	336	PATRIOT
9/15/2002	MLS	MM	Mary M
11/8/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/25/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 05 - Garrison	1	Rating: Very Good		Full Bath: 1	Rating:			SCUTTLE HOLE. 2OF=2 BMT SINKS.													
Sty Ht: 2 - 2 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																
Prime Wall: 4 - Vinyl				A HBth:	Rating:																
Sec Wall:		%		OthrFix: 2	Rating: Average																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																
Color: WHITE				A Kits:	Rating:																
View / Desir: k - Kelwyn Manor				Fpl: 1	Rating: Good																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1950	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct: G4	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:		1	6	3	M								
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen: 2002													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors:		%		Total:	18.6	%		Plumbing:													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ: 135.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.33537853				General:													
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals		1	6	3									
Insulation: 2 - Typical				Adj \$ / SQ: 180.258																	
Int vs Ext: S				Other Features: 93788																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC: 100		LUC Factor: 1.00																	
Solar HW: NO		Central Vac: NO		Adj Total: 422619																	
% Com Wall		% Sprinkled:		Depreciation: 78607																	
				Depreciated Total: 344012																	
<b>MOBILE HOME</b>				Make:			Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 019.0-0002-0007.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:					Total Special Features:								Total:							